

2	SITE ASPECTS	2.2 SITE PLANNING AND DESIGN
		SA 4 SITE DESIGN APPRAISAL
	EXCLUSIONS	None.
	OBJECTIVE	Encourage a proactive approach in order to achieve greater integration of site planning issues.
	CREDITS ATTAINABLE	1 + 1 BONUS
	PREREQUISITES	None.
	CREDIT REQUIREMENT	<p>1 credit for site design appraisal report demonstrating a proactive approach to achieve greater integration of site planning and design issues, and at least 50% of relevant sub-items of the Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines are achieved.</p> <p>1 BONUS credit for 100% of relevant sub-items of the Urban Design Guidelines are achieved.</p>
	ASSESSMENT	<p>The onus is on the Client to demonstrate that site planning and design have taken into full account the physical and environmental aspects of the immediate site surroundings and neighbourhood. A report shall be submitted that explains and details the design team's efforts in achieving integration of the development with the immediate surroundings, covering as a minimum the negative, neutral or positive impacts associated with:</p> <ul style="list-style-type: none"> Special Major Urban Design Issues <ul style="list-style-type: none"> Massing and intensity in urban fringe areas and rural areas Developing height profile Waterfront sites Public realm Streetscape Heritage View Corridors Stilted Structures Special Major Land Uses Issues <ul style="list-style-type: none"> For Commercial Zone <ul style="list-style-type: none"> Project a positive recognisable image for district and city Create safe, interesting and comfortable circulation route for pedestrians Create an efficient vehicular circulation system to minimise negative impact of vehicles on pedestrians Provide adequate and conveniently accessible parking facilities Provide maximum air circulation to improve air quality in commercial core area and achieve acceptable air quality Maintain the vibrant streetscape character

For Residential Zone and Village

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- Create appropriate size of the development
- Minimise adverse visual impact of development height on surrounding areas
- Create interesting built form and mass
- Choose a suitable location for blocks/ houses to enhance privacy of residents and to minimise the negative visual, noise and air quality impacts
- Create an efficient, comfortable, safe, and convenient pedestrian circulation system throughout the neighbourhood
- Create an efficient vehicular circulation system with minimal negative impacts on pedestrian circulation
- Provide adequate and easily accessible parking facilities for residents' vehicles
- Provide open space and G/IC facilities which are usable, accessible and valuable to residents
- Minimise negative impacts on surrounding natural environment
- Create a recognisable identity
- Establish self-contained neighbourhoods and communities to encourage residents' civic pride and sense of belonging
- Respect topographical/ landscape setting and the harmony of the village layout
- Create a focus for village and enhance its individual identity
- Provide efficient pedestrian and vehicular circulation system suitable for the village setting
- Preserve historical and cultural characteristics of indigenous villages

For Industrial Zone

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- Locate industry to ensure minimal negative impacts on surroundings
- Create an efficient layout for internal circulation and project a positive image of the industrial area
- Provide safe and efficient pedestrian networks to and through the industrial development
- Maximise available and usable open space for workforce

The appraisal shall make reference to the Urban Design Guideline presented in the Chapter 11 of the Hong Kong Planning Standards and Guidelines [1]. Where at least 50% of relevant sub-items of the Urban Design Guidelines shall be fulfilled, the credit shall be awarded. Where 100% of relevant sub-items achieved, one BONUS credit shall be awarded.

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BACKGROUND

BEAM encourages the Client and the design team to adopt a more integrated and proactive approach to site planning matters. A site design appraisal report is to demonstrate how the various aspects of site and architectural planning issues can collectively contribute to the

1 Planning Department. Hong Kong Planning Standards and Guidelines. Chapter 11: Urban Design Guidelines. http://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/ch11/ch11_text.htm

enhancement of the site and its surrounding neighbourhood. Investigations should include:

- a detailed assessment of the climatic conditions and topographic conditions immediate to the site;
- examination of the orientation of the buildings with respect to environmental conditions, overshadowing and views;
- planning of building form in response to local environmental conditions, such as variation of heights and distances among buildings and breaks in and between buildings, to achieve better natural ventilation and daylighting;

The ratio between the area of a site covered by buildings, and the open ground area without buildings within the site, affects the resistance that the wind encounters in the particular site and the access of sun and daylight in the site and subsequently affects pollutant concentration. Site layout should seek to minimise any negative aspects relating to microclimate, solar heat gain, wind, and loss of natural daylight to the neighbouring buildings and public areas, as well as the development itself.